

GERMAN VILLAGE COMMISSION AGENDA

Tuesday, October 3, 2017

4:00 p.m.

German Village Meeting Haus – 588 S. Third Street

Applicants or their representatives must attend this hearing. If applicants are absent, it is likely that the application will be continued until the Commission's next hearing. If you have any questions, please call the city's Historic Preservation Office staff at 614-645-0664.

If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-7206 at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 PM (NOON), Tuesday, October 31, 2017
50 WEST GAY STREET (BEACON BUILDING)
- III. NEXT COMMISSION HEARING – 4:00 p.m., **Wednesday, November 8, 2017**
German Village Meeting Haus, 588 S. Third Street
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS
- VI. APPROVAL OF MINUTES, Tuesday, September 5, 2017
- VII. STAFF APPROVALS
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

NEW APPLICATIONS

1. **17-10-19** (*not required to attend*)

113 Thurman Avenue

Bello Giardino Landscaping (Applicant)

Crescent G. Medley III (Owner)

An application, landscape plan, product cut sheet, and photos have been submitted.

Install New Brick Sidewalk

- Remove the existing, concrete, public sidewalk within the 113 Thurman Avenue property lines and the section of concrete extending to the street, and dispose of all debris in accordance with Columbus City Code.
- Install new Belcrest #760 pavers in the running bond pattern. New sidewalk dimensions to match existing.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

Service Sidewalk & Patio

- Remove the existing, tinted concrete service sidewalks, extending from the public sidewalk to the rear yard.
- Install new, thermal blue stone tile walkway in same location, per the submitted site plan and product cut sheet.
- Install new, 23' x 15', thermal bluestone tile patio, per the submitted site plan.



New Steps

- Install two (2) new, 4' wide limestone steps at the existing entrance on the west elevation.
- Install natural thin stone veneer on sides of new steps, per the submitted product cut sheet.

New Privacy Fence

- Install new 6' high, wood privacy fence along the west property line and adjacent to the proposed new garage, per the submitted site plan.
- Style of new wood fence to be selected from one (1) of the following appropriate options: a) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence-finished side out facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:05 P.M.

2. 17-10-20 (Conceptual)

239 Jackson Street

Bello Giardino Landscaping (Applicant)

Edward Searle (Owner)

An application, site plan, and photos have been submitted.

Install New Curb Cut and Driveway

- Remove the existing stone curbing to create a new curb cut.
- Remove existing wrought iron gate and fence.
- Excavate and pour concrete in approach.
- Install new Belcrest #760 brick and existing pavers in driveway approach to match existing sidewalk pattern.
- Install salvaged carriage step at curb, per the submitted drawing.
- Existing brick patio to remain, as is, for use as parking area.

3. 17-10-21

Multiple Locations

German Village Society (Applicant)

Multiple Owners

An application, photographs, site plan, and example interpretive signage renderings have been submitted.

German Village Interpretive Signage Trail

- Install 20-30 interpretive signs on various buildings and/or fences, per the submitted site plan and renderings.
- New signs to interpret the themes of German Heritage, Preservation Innovation, and Community.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:30 P.M.

4. 17-10-22

827 City Park Avenue

Eric D. Martineau, Attny. (Applicant)

Evan & Kimberley Sauer (Owners)

Construction of a new one-and-one-half story, rear addition was conceptually reviewed August 1 and September 5, 2017. An application,

Request for Variance Recommendation

1. 3332.18[D] Lot Coverage. Section D limits lot coverage to 50% of the calculated area. Applicant seeks permission to build up to 54.2% of the calculated lot area.
2. 3332.25 Maximum Side Yard. Zoning code provides that the sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot. The lot in question is 31.3' wide. Applied, any construction should have a maximum side yard of 6.26'. The existing non-conforming structure is 1.1' from the northern property

line, and the new construction would be 3' from the southern property line, for a total maximum side yard calculation of 4.1', which equals 13.1%.

3. 3391.05 – Limits to modifications of non-conforming structures. Section (A)(1)(b) limits the expansion of a nonconforming structure having floor area to a maximum of 50% of the original floor area. As a traditional German Village home constructed prior to the enactment of the Zoning Code, the house is a non-conforming structure. Existing floor area of the existing non-conforming structure is 1,102 square feet. Total floor area under proposed addition will be 2,066 square feet, an expansion of 924 square feet or 87% of the existing structure floor area.

The following is from the September 5, 2017 GVC hearing:

Commissioner Ours:

- *Thinks the revised proposal is much better and appropriate. It now looks like it belongs on the site.*
- *If windows are to be changed on the existing house, it would be better to use simple one-over-ones.*
- *Can live with the 54.2% lot coverage. The hardship is there.*
- *Thinks the grouping of windows on the addition is a good effort at differentiating it from the principal structure and historic fabric. It's skillfully crafted.*

Commissioner Hartke:

- *Has some concerns about the 54.2% lot coverage.*
- *Noted, however, that there can never be a garage on this property unless they get an easement through another property.*

Commissioner McCoy:

- *Does not have concerns with the 54.2% lot coverage.*

Commissioner Panzer:

- *Acknowledged that adding onto cottages is a challenge, especially with issues of lot coverage.*
- *This is a land-locked lot, so the rear yard can never be covered anyway.*
- *In terms of open space, the remaining 45.8% will always be open space.*
- *The window groupings are not traditional, but play off of the windows on the existing dormer.*

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:35 P.M.

5. 17-10-23

136 Reinhard Avenue

Dan Gesler/Pro Exteriors by APCO (Applicant)

Charlie King (Owner)

An application, photographs, and product cut sheet have been submitted. Staff conducted a site visit on September 22, 2017.

Install New Windows

- Full frame removal of existing, wood windows, from masonry to masonry opening, on 1st and 3rd floors.
- Windows to be replaced include:
 - Third Floor/Front (south): 3 non-original casement windows.
 - Third Floor/East: 2 non-original casement windows.
 - Third Floor/Rear (north): 2 non-original casement windows.
 - Third Floor/West: 1 older (perhaps original) 1/1 double-hung sash.
 - First Floor/East/Living Room: 1 non-original 1/1 double-hung sash (former door opening).
 - First Floor/East/Dining Room: 2 older (perhaps original) 1/1 double-hung sash.
 - First Floor/Rear (north)/Kitchen: older (perhaps original) 1/1 double-hung sash.
- Install new, Marvin, Wood Ultimate, wood windows, to match existing.
- Trim to be 5/4" flat trim casings and sub-sills.
- Paint wood exteriors to match existing trim color.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:50 P.M.

6. 17-10-24

848 Lazelle Street (previously reviewed as 843-849 Mohawk St.)

William Hugus Architects, Ltd. (Applicant)

Craig Colvin & Lisa Stein (Owners)

Conversion of the two dwellings at 843-847 and 849 Mohawk Street into a single-family dwelling and construction of a new carriage house at the rear of the lots (848 Lazelle St.) was conceptually reviewed July, September, December 2016 and May and June 2017. Conversion of the two dwellings at 843-847 and 849 Mohawk Street into a single-family dwelling was approved August 1, 2017. Variances for the conversion of the two dwellings and construction of a new carriage house at the rear of the lot (848 Lazelle St) was recommended for approval on March 7, 2017. Applicant seeks final review and approval for construction of the new carriage house.

Build New Carriage House

- Build a new, four-car carriage house, per the submitted elevation drawings, site plan, and materials list.
- Exterior cladding to be: Body – Boral, vertical, 1 x 8 nickel gap; Recesses (all 4 sides) – Boral, 1 x 6 horizontal shiplap.
- Corners and window and door trim to be flush.
- Windows to be Marvin, metal clad wood; black finish.
- Main pedestrian doors to be Therma-Tru “Smooth Star,” with translucent glass; finish to be painted.
- Overhead garage doors to be flush, smooth, solid panels with applied 1 x 6 Boral trim; finish to be painted.
- Foundation to be parged concrete block.
- Standing-seam-metal roof to be 24 GA minimum, approx. 15” o.c., with maximum 1 3/4” seams.
- Gutters to be 5” half-round; color to match roofing.
- Exterior lighting to be RAB mini, up/down cans; black finish.
- Gate to be located on north side of carriage house at S. Lazelle Street.
- Final landscape/hardscape plan to be submitted by separate application.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:15 P.M.

7. 17-10-25

399 East Livingston Avenue

Northstar Realty c/o Jack Reynolds, attny. (Applicant)

Education First Credit Union (Owner)

This application was conceptually reviewed August 1, 2017. An application, demolition plan, floor plans, renderings, product cut sheets, and photos have been submitted.

Repurpose Portion of Building for Coffee Shop and Office Space

North Elevation (Façade)

- Install new steps and stoop for existing door, per the submitted drawings.

East Elevation

- Install new, drive-thru window with pre-finished metal canopy, per the submitted drawings.
- Install six (6) new, one-over-one, single-hung windows.
- Remove double doors on east side of protruding, rear entrance and infill with new brick to match existing.

South Elevation (Rear)

- Install new, double entrance doors, per the submitted drawings.
- Install new, black finish, storefront at the east end of the rear elevation, per the submitted drawings.
- Install new prefinished metal canopy over the three (3) rear entrance doorways.
- Install new, drive-thru order and menu board.
- Install new brick to infill the north and south sides of the existing, projecting drive-thru located on the east elevation.

West Elevation

- Build new, 210 s.f., connector addition, per the submitted drawings.
- Exterior cladding to be fiber cement siding and trim with prefinished metal coping at roofline.
- Window to be one-over-one, single-hung sash.
- Install board-and-batten, rooftop equipment screening.

Repair Masonry

- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.
- New mortar must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Landscape/Hardscape

- Install new parking spaces on west side of property, per the submitted drawings.
- Install new brick paver patio on front elevation, per the submitted site plan.
- Install new, 36" high, Fortin F5, iron fence for patio space; finish to be "Black."
- Install new landscaping, per the submitted site plan.

Signage/Ground Signs

- Install two (2) new, post signs, per the submitted site plan and rendering.
- New sign at west end of property to replace an existing post sign.
- New signs to consist of 3' wide by 2' high, aluminum sign panels with 1/2" routed, acrylic copy.
- 4" square, vertical post to be 12' high, with 3' 2" aluminum, horizontal support strap.
- Sign panels to be "Dark Bronze" with "White" oval.
- Signage to be externally illuminated.

Signage/Projecting Sign

- Install one (1) new, projecting sign, per the submitted site plan and rendering.
- New, 2' x 2' sign to be 2" deep, aluminum panel with 1/2" thick, routed, acrylic copy.
- 2" square, horizontal, extruded aluminum post to be thru welded to 4" x 12" x 1/4" thick mounting plate.
- All fasteners to be placed into the mortar, not into the face of the brick.
- Sign panel to be "Dark Bronze" and "White."
- Signage to be externally illuminated.

Directional Signage

- Install new directional signage, per the submitted renderings.

The following is from the August 1, 2017 GVC hearing:

Commissioner Panzer:

- *Noted that the building immediately north of the proposed 234 sf addition is a contributing property.*
- *Appreciates the changes made based on Commissioner comments at the business meeting, i.e., lowering the brick pier height of the fence, and squaring off the fence at the site triangle.*

Commissioner Ours:

- *The proposed work on the non-contributing building seems fine, i.e., the changing of the doors, the patio along Livingston Avenue.*
- *Because of the relationship of the proposed addition to the contributing structure immediately to the north, the addition should be pulled back into the recess a bit (not flush).*
- *Strongly encourages the use of a different material on the addition than the existing brick building. It probably could be brick, but would be better to be a contrasting material.*
- *Has some concern about the parapet height on the addition. The historic windows should not be obscured.*
- *Has some concerns about the stoop at the "Doctors' Office." It would be more historically appropriate if the stoop came straight forward. Please provide a clear current photo of the area where the stoop would go.*

- *The most appropriate solution would be to remove all of the existing, brick piers and metal fencing and the existing inappropriate stoops, and install simple, modern fencing and simple, forward facing stoops open to the sidewalk, and more pedestrian friendly.*
- *The fence in front of the new coffee shop patio does not need to continue the existing brick pier fencing. It could match the modern design of the coffee shop.*
- *May be better to go with a simple, one-over-one sash on the addition, rather than six-over-six. One-over-ones could be used on the entire, non-contributing building.*

Commissioner McCoy:

- *Agrees with Commissioner Ours regarding the fencing and stoops.*
- *Consider the maintenance issues related to any strip of landscape area between the fence along Livingston Avenue and the sidewalk. If left as green space, it will need to be planted and maintained.*

Commissioner Durst:

- *In general agreement with Commissioner Ours' comments.*
- *Please provide photos and details of any repairs required for the contributing building, in association to the proposed addition.*

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:30 P.M.

8. 17-10-26 (Conceptual)

721 Jaeger Street

Dan Morgan/Behal Sampson Dietz (Applicant)

Lori Jander & Trent Willhite (Owner)

An application, site plan, Sanborn map study, and photos have been submitted.

New Curb Cut & Garage

- Install a new curb cut on Jaeger Street for off-street parking and potential garage.

9. 17-10-27

761 South Third Street

Juliet Bullock Architects, LLC. (Applicant)

German Village Holdings, LLC. (Owner)

An application, photographs and site plan have been submitted.

Pave Gravel Parking Lot

- Pave the existing, gravel parking lot, per the submitted site plan.
- New parking surface to consist of concrete with brick paver edging.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:50 P.M.

10. 17-10-28

783 South Third Street

Juliet Bullock Architects, LLC. (Applicant)

German Village Holdings, LLC. (Owner)

A temporary section of fencing was installed prior to review and approval. A code order has been issued. A concrete pad was also installed prior to review and approval. An application, photographs and site plan have been submitted.

Retain Existing Concrete Pad

- Retain the existing, concrete pad and step installed along the rear (west) and north elevations of the house, as installed prior to review and approval.
- Existing pad measures approximately 22' wide x 12' deep, and replaces a previous patio.

Install New Fence and Gate

- Remove the existing, temporary section of fence, as installed prior to review and approval.
- Install new, 6'H, wood, privacy fence and gate, per the submitted site plan and fence detail.

11. 17-10-29

733 South Sixth Street

Juliet Bullock Architects, LLC. (Applicant)

Dustin & Lauren Blake (Owner)

Construction of a new addition was conceptually reviewed September 5, 2017. An application, photographs, site plan, and floor plans have been submitted. Applicant seeks final approval.

New Addition

- Construct a new, one-and-one-half-story addition with shed dormers at the rear of the existing dwelling, per the submitted site plan and elevation drawings.
- Dormers to include single-lite, casement windows.
- Rear /west elevation to include paired, one-over-one, double-hung sash windows on the first story and casement windows with the appearance of double-hung sash on the half story to provide egress.
- Rear entrance to include French doors with transom and concrete stoop with metal railings.

Demolition

- Demolish the existing, non-contributing garage (built after 1976).

New Garage

- Construct a new, detached, frame, two-car garage at the rear of the property, per the submitted site plan and elevation drawings.
- New garage to have horizontal wood siding.
- Asphalt shingles to be from the approved roofing shingles list.
- Garage to include a single, one-over-one, double-hung sash window and a half-lite pedestrian door on the east elevation.

The following is from the September 5, 2017 GVC hearing:

Commissioner Panzer:

- *The connection of the dormers to the roof ridge is tighter than traditionally approved.*
- *It's strange to see larger windows (on the second floor) above smaller windows (on the first floor).*
- *A casement that looks like a double-hung, with off-set lights, would be okay for the second story (for egress).*

Commissioner Hartke:

- *Asked about how the new wood siding on the addition will align with the existing siding.*

Commissioner Ours:

- *The casings on the second story windows are too close to the gable trim.*

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:15 P.M.

12. 17-10-30

1000 Jaeger Street

Juliet Bullock Architects, LLC. (Applicant)

Larry Lehring (Owner)

Demolition of the rear addition and construction of a new addition and new garage were conceptually reviewed August 1, 2017. The addition to the house was approved September 5, 2017. An application, photographs, site plan, floor plan, and elevation drawings have been submitted. Applicant seeks final approval.

Demolition/Garage

- Demolish the existing, non-contributing, frame garage.

Build New Garage

- Build new, frame, two-car garage, per the submitted drawings.
- Exterior cladding to be wood siding, to match new addition to house.
- Roof to be asphalt shingles from approved roofing shingles list.
- Windows to be four-light, wood casements.
- Two overhead garage doors on east elevation to be wood or metal with applied wood panel doors.
- Pedestrian door on west elevation to be wood, two-panel door.
- Gutters to be ogee/K-style.

The following is from the August 1, 2017 GVC hearing:

Commission Comments:

- *Noted that Sanborn maps show the garage was built after 1951. It does not appear that demolition of the garage would be an issue.*

13. 17-10-31

253 Lansing Street

Juliet Bullock Architects, LLC. (Applicant)

Patrick & Sarah Ahern (Owner)

A new one-story addition was conceptually reviewed September 5, 2017. The design has been modified to address Commissioner comments. An application, photographs, and site plan have been submitted. Applicant seeks final approval.

New Addition

- Construct a new, one-story addition to the rear of the one-and-one-half-story, frame house.
- Exterior cladding to be wood siding to match existing siding on main house.
- asphalt shingles from approved list.
- New windows to be Pella, wood, one-over-one, double-hung sash windows.
- Modify existing side porch with new columns.

The following is from the September 5, 2017 GVC hearing:

Commissioner Panzer:

- *It appears that little or no part of the original rear additions exists.*
- *Understands the effort to break down the length by providing a cross gable, but don't know if that's needed.*
- *Will be concerned with how the proposed addition will look from the public way.*

Commissioner Ours:

- *The 1995 photo shows the sections of the rear additions that were being demolition. The existing addition is only a facsimile of what was there.*
- *A roof plan would be helpful for the next review to provide a better understanding of the massing.*
- *If the cross gable is just an attic, it may not be necessary. Once you start turning the roof of the addition, it's not subservient anymore.*
- *Off-setting two gables could possibly mitigate the height.*

Commissioner Durst:

- *There is only an altered portion of one of the original rear additions remaining.*

NO ACTION TAKEN

14. 17-10-32

257 Lansing Street

Juliet Bullock Architects, LLC. (Applicant)

Britta Larsen (Owner)

A new one-and-one-half story addition was conceptually reviewed December 6, 2016 and August 1, 2017. No major changes have been made. An application, photographs, and site plan have been submitted. Applicant seeks final approval.

Demolition

- Demolish the existing, one-story, rear addition.

New Addition

- Construct a new, 1.5 story addition at the rear of the existing dwelling, per the submitted site plan and elevation drawings.
- Exterior cladding to be wood siding.
- Roofing to be asphalt shingles
- Windows to be one-over-one, double-hung sash.
- Door on rear/south elevation to be full-lite.

The following is from the December 6, 2016 GVC hearing:

Commissioner Comments

Commissioner Panzer:

- *Try to lower the height of the main addition as much as possible. It does not seem that a rear addition would be visible from the street.*
- *Look at whether any windows are possible on the proposed west elevation.*

Commissioner Ours:

- *Concerned about the height of the piece on the very back.*
- *Could the height be dropped even if a shed dormer were needed to make the windows work? All other moves of the proposal seem to make sense.*
- *A horizontal siding with a different scale than the existing could work.*
- *Provide additional overhang details.*

NO ACTION TAKEN

The following is from the August 1, 2017 GVC hearing:

Commissioner Ours:

- *In regard to massing, look at pulling the east edge of the new addition in a bit where it meets the main block of the house.*
- *Noted that the new addition is not tying into the existing slate anywhere.*

Commissioner Panzer:

- *Asked for clarification on any overhang issues.*

Commissioner Hartke:

- *No additional comments.*

Commissioner Durst:

- *No additional comments.*

Commissioner Hartke:

- *No additional comments.*

NO ACTION TAKEN

STAFF APPROVALS

(The following applicants are not required to attend)

• **17-10-1**

208 East Blenkner Street

Joseph E. Wenger IV (Applicant/Owner)

Approve Application 17-10-1, 208 East Blenkner Street, for renewal of expired COA #16-9-8a (Expired: August 12, 2017), exactly as previously approved, for a period of one (1) year.

Tuck-point Chimney

- Check all mortar joints for soundness on all elevations and on brick chimney on the main roof. All sound mortar to remain in place.
- Replace any/all missing damaged material and replace with new or used brick of the exact same shape, dimension, and color; like-for-like.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water and solid point with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings" supplied by staff.)

- Repair or replace existing, deteriorated cap on the chimney; if replaced, new stone cap to match the existing exactly in all dimensions and profile. Remove unused flue liner(s) or replace damaged flue liner, as necessary, with new clay flue liner to match existing.

- **17-10-2**

792 South Fifth Street

W.B. Painting & Home Maintenance (Applicant)

John Costa (Owner)

Approve Application #17-10-2, 792 South Fifth Street, as submitted, with all clarifications noted:

Exterior Painting / House & Garage

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the brick cottage, dormer, and frame rear addition for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color scheme to be custom mixed colors to match existing green on the brick cottage and brown/tan on the rear, frame addition and garage.
- Existing stone foundation and stone window sills and lintels to remain unpainted.

- **17-10-3**

325 East Livingston Avenue

One Red Slate Roofing Co., LLC. (Applicant)

Tom Willoughby (Owner)

Approve Application #17-10-3, 325 East Livingston Avenue, as submitted, with all clarifications noted:

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on the main roof of the two-story, brick house with new or used slate of the exact same color and profile and in accordance with all applicable City Code and industry standards.
- Scrape and clean, rust-neutralize, and paint existing ridge roll, flashing, and box gutter metal lining. Color to be "Tinner's Red."

- **17-10-4**

588 South Third Street

Nancy Kotting/German Village Society (Applicant)

German Village Society (Owner)

Approve Application #17-10-4, 588 South Third Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the brick building for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color scheme to match existing colors, as follows: Doors – Martin Senour, W85-0620, "Market Tavern Green"; Trim – Martin Senour, W82-1086, "Peyton Randolph Gray."
- Existing stone foundation and stone window lintels to remain unpainted.

- **17-10-5**

606 Rader Alley

Joe Tonges (Applicant)

Colleen O'Donnell (Owner)

Approve Application #17-10-5, 606 Rader Alley, as submitted, with all clarifications noted:

Install New Fence

- Retain the existing, 6' H, board-on-board, wood privacy fence and gate, as installed prior to review and approval.
- New fence replaces a previous wood fence and gate in the same location, on the north side of the property along Willow Street
- Existing "dog ears" to be removed so fence will be straight-cut across the top.
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

- **17-10-6**

101 East Columbus Street

Elena Andrews/Hidden Creek Landscaping Inc. (Applicant)

Mary Beth Meuse (Owner)

Approve Application #17-10-6, 101 East Columbus Street, as submitted, with all clarifications noted:

Remove Existing Sidewalk and Install New Brick Sidewalk

- Remove the existing, concrete public sidewalk along Third Street, between the existing concrete curb and the façade of the house, and dispose of all debris in accordance with Columbus City Code.
- Install new brick sidewalk in the same location, with planting beds, per the submitted site plan.
- Belcrest 760 clay pavers to be laid in a 45degree Herringbone pattern to match the existing adjacent public sidewalks.
- Install new, Hott-Wire electric heating system beneath the new brick sidewalk, in coordination with the Department of Public Service.
- Install new plantings, per the submitted landscape plan.
- All work within the public right-of-way to be coordinated with the Department of Public Service.
- Any/all tree removal or replanting to be coordinated with the City Forrester, Department of Recreation and Parks.
- Maintain any/all existing sandstone curbs, and repair, as needed, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

- **17-10-7**

140 Concord Street

Michele Lavon (Applicant)

Michele & Dan Lavon (Owner)

Approve Application #17-10-7, 140 Concord Street, as submitted, with all clarifications noted:

Remove Aluminum Trim Wrap

- Remove the existing, non-original, non-contributing, aluminum wrap from the corner boards and the window and door surrounds, to expose the original wood trim.
- Dispose of all debris in accordance with Columbus City Code.
- Repair/replace any/all original, existing wood corner boards and window and door surrounds with new wood trim to match the original wood trim profile and dimension exactly; like-for-like.
- Missing or non-original exterior trim elements to be restored to the original profile and dimension as determined by any existing, original trim and/or visible shadow lines found upon removal of the aluminum wrap.
- Prepare all exterior wooden surfaces on all elevations of the building using the appropriate hand tools.
- Solid prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.

Exterior Painting

- Replace any damaged/deteriorated, exterior, wood shake siding with new wood shakes, as needed, to match existing size, texture, and profile.
- Prepare all exterior, wooden surfaces on the frame house for repainting, using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's

specifications. Paint color scheme to be as follows: Body – “Indigo Batik” (SW7602); Trim – “Pacer White” (SW6098).

- Previously painted stone foundation to be “Paler White” (SW6098).
- Any unpainted masonry is to remain unpainted.

- **17-10-8**

787 South Fifth Street

Carrie J. Collins (Applicant/Owner)

Approve Application #17-10-8, 787 South Fifth Street, as submitted, with all clarifications noted:

Restore Window Opening

- Remove the existing, non-original door and non-original door opening in the south slope of the mansard roof, on the rear addition, per the submitted photographs.
- Restore the original window opening, to match the existing, original window opening in the north slope of the mansard roof.
- Any new wood trim and wood sill to match the dimensions and profile of the existing, original window opening in the north slope of the mansard roof.
- Restore roofline and install new slate on the south slope of the mansard roof, as needed, beneath the restored window opening.
- Paint all new wood trim, to match existing.
- Cut sheet for new, all wood (interior/exterior), one-over-one, double-hung sash window to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

- **17-10-9**

654 South Grant Avenue

Daniel Merk (Applicant/Owner)

Approve Application #17-10-9, 654 South Grant Avenue, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Replace any damaged/deteriorated, exterior, fiber-cement siding shingles with new fiber-cement siding shingles, as needed, to match existing size, texture, and profile.
- Prepare all exterior, wooden surfaces on the frame house for repainting, using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Paint color scheme to be as follows: Body – “Cyberspace” (SW7076); Trim – “White.”
- Any previously unpainted stone/concrete/brick is to remain unpainted.

- **17-10-10**

751 Jaeger Street

Jeanne Likins (Applicant/Owner)

Approve Application #17-10-10, 751 Jaeger Street, as submitted, with all clarifications noted:

Install New Windows

- Remove one (1), existing, non-original window on the second story, gable end (rear/west elevation) of the brick house.
- Install new, all wood (interior/exterior), JeldWen, one-over-one, double-hung sash window, per the submitted product cut sheet.
- New window and jambs to fit within the historic window opening.
- Paint new window to match existing trim color.

- **17-10-11**

982 Jaeger Street

Able Roof (Applicant)

Thomas Grote (Owner)

Approve Application #17-11-10, 982 Jaeger Street, as submitted, with all clarifications noted:

Install New Rubber Roof/Porch Roof Deck

- Remove any/all existing roofing materials on the rear porch roof deck down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia as needed, to match existing color.

- **17-10-12**

180 Reinhard Avenue

Able Roof (Applicant)

Timothy Moore (Owner)

Approve Application #17-10-12, 180 Reinhard Avenue, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof of the house, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be:

☐ Certain Teed

(standard 3-tab)

☐ Nickel Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Note: The front porch roof, rear, low slope roof, and garage roof are not being replaced at this time.

- **17-10-13**

629 Grant Avenue

Able Roof (Applicant)

Michael Wood, Jr. (Owner)

Approve Application #17-10-13, 629 Grant Avenue, as submitted, with all clarifications noted:

Install New Roof & Decking

- Remove the existing roofing material on the existing, rooftop deck.
- Install new EPDM roofing in accordance with industry standards and applicable City Code.
- Install new, Kontiki, interlocking, deck tiles on rooftop deck, per the submitted product cut sheet.

Note: The roof deck is an existing condition, screened by a parapet wall, and is not visible from the public right-of-way.

- **17-10-14**

633 Grant Avenue

Able Roof (Applicant)

Daniel Mathur & Heather Channdler (Owners)

Approve Application #17-10-14, 633 Grant Avenue, as submitted, with all clarifications noted:

Install New Roof & Decking

- Remove the existing roofing material on the existing, rooftop deck.
- Install new EPDM roofing in accordance with industry standards and applicable City Code.
- Install new, Kontiki, interlocking deck tiles on rooftop deck, per the submitted product cut sheet.

Note: The roof deck is an existing condition, screened by a parapet wall, and is not visible from the public right-of-way.

- **17-10-15**

112 East Whittier Street

Bello Giardino Landscaping (Applicant)

Mr. Wiesel/DBA:Horse Properties, LLC. (Owner)

Approve Application #17-10-15, 112 East Whittier Street, as submitted, with all clarifications noted:

Landscaping

- Remove existing, overgrown vegetation in front and side yard, per the submitted photographs.
- Install new plantings, per the submitted site plan and planting plan.
- Install a wood, trash-screening gate, on the interior of the existing privacy fence, per the submitted site plan. Gate to match existing wood fence.

- **17-10-16**

100 Thurman Avenue

Bello Giardino Landscaping (Applicant)

Paul Albrecht (Owner)

Approve Application #17-10-16, 100 Thurman Avenue, as submitted, with all clarifications noted:

Landscaping

- Remove existing grass within the tree lawn along Thurman Avenue
- Make planting beds and install new plantings, consisting of approximately 18 Liriope plants.
- All work within the public right-of-way to be coordinated with the Department of Public Service.

- **17-10-17**

475 South Third Street

William Dargusch/Metropolitan G.V., LLC. (Applicant)

Metropolitan G.V., LLC. (Owner)

Approve Application #17-10-17, 475 South Third Street, as submitted, with all clarifications noted:

Spot Tuck Point

- Retain the tuck pointing work, as completed prior to review and approval.
- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for

expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

- **17-10-18**

504-506 City Park Ave (Parcel 010-039670)

William Dargusch/Metropolitan G.V., LLC. (Applicant)

Metropolitan G.V., LLC. (Owner)

Approve Application #17-10-18, 504-506 City Park Ave (Parcel 010-039670), as submitted, with all clarifications noted:

Replace Stone Curb/Repair Brick Sidewalk

- Remove the damaged sandstone curb, per the submitted photographs (work completed).
- Remove any/all damaged or deteriorated, brick public sidewalk, as needed, and dispose of all debris in accordance with Columbus City Code.
- Install new or used brick in the same location and of the same pattern and dimensions.
- Install new or used sandstone curbing in the same location, as existing.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- All work within the public right-of-way to be coordinated with the Department of Public Service.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT